



21 Highpool Lane, Newton, Swansea, SA3 4TX
Asking Price £335,000

Opportunity to purchase a three/four bedroomed link detached home situated within the popular village of Newton. The property is situated to take advantage of all local amenities, including local beaches, regular bus service into Mumbles and Swansea city centre and within walking distance of Newton primary school. The accommodation briefly comprises entrance hall, lounge, sitting room/bedroom four, bathroom and a further three bedrooms. Externally the property enjoys well maintained gardens to front and rear with driveway parking and garage. Additional benefits include gas central heating and double glazing throughout. Bishopston comprehensive school catchment. Viewing highly recommended to appreciate standard of property offered.

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Entrance

Enter via double glazed front door into:

Hallway

Stairs to first floor. Storage cupboard with shelving. Radiator. Wood effect flooring. Doors to:

Lounge 13'11 x 13'10 (4.24m x 4.22m)

Double glazed window to rear allowing plenty of natural light creating a bright and airy feel. A charming wood burner offers a lovely feature to the room and provides an attractive focal point. Radiator. Plain plastered and coved ceiling.

Kitchen 18'1 x 8'2 (5.51m x 2.49m)

Double glazed French doors to rear connecting the garden and home beautifully. Fitted with a range of wall, base and drawer units with complementary wooden

work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include dishwasher, fridge and oven with five ring gas hob over, splash back and stainless steel extractor hood above. Radiator. Wood effect flooring. Double glazed window and door to side into:

Utility Area

Space for washing machine, tumble dryer and fridge/freezer. Tiled flooring. Door leading to gated paved garden area. Outside water tap. Double glazed door into:

Garage

Single garage with up and over door. Benefitting from power supply.

Sitting Room/Bedroom Four 11'11 x 9'3 (3.63m x 2.82m)

Double glazed window to front. Radiator. Built in mirrored wardrobes housing hanging space and shelving. Coved ceiling.

Bedroom Three 10'11 x 8'6 (3.33m x 2.59m)

Double glazed window to front. Radiator. Wood effect flooring.

Bathroom

Double glazed privacy window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and p-shaped panel bath with shower over and pivoting glass shower screen. Chrome towel heater. Fully tiled walls and flooring. Coved ceiling.

First Floor

Landing

Storage cupboard housing a new 'Worcester' gas combi boiler as well as a further airing cupboard with shelving. Plain plastered ceiling. Doors to:

Bedroom One 11'11 x 10'4 (3.63m x 3.15m)

Double glazed window to front. Access to loft space. Built in cupboards with eaves storage. Radiator.

W.C

Comprising low level W.C and wash hand basin. Plain plastered ceiling with spotlights.

Bedroom Two 14'3 x 10'5 (4.34m x 3.18m)

Double glazed window to rear. Radiator. Storage into eaves. Wood flooring. Plain plastered ceiling.

External

Front

Gated access to garden which comprises a paved patio terrace and additional area laid with decorative stones. Bordered with a variety of mature shrubs and plants.

Rear

From the kitchen French doors lead out to a charming decked terrace offering the perfect setting for a spot of al fresco dining. Steps lead down to a further paved area housing various plants and shrubs. The remainder of the enclosed well maintained garden is laid to lawn. To the side is a block paved driveway providing parking for several cars leading to a single garage.

DIRECTIONS

From our Mumbles showroom proceed up Newton Road to the top, turn right and carry on to Murton Corner. Turn right into Highpool Lane and the property is situated on the left hand side.

TENURE: Leasehold

942 years remaining on the lease and the ground rent is £6 per quarter.

COUNCIL TAX: F

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

